

**MINUTES**  
**Regular Meeting of the**  
**Edina Heritage Preservation Board**  
**Edina City Hall – Community Room**  
**Tuesday, September 10, 2013**  
**7:00 p.m.**

**I.     CALL TO ORDER           7:00 P.M.**

**II.    ROLL CALL**

Answering roll call was Chair Moore and Members Mellom, Christiaansen, O'Brien, Weber, Sussman, McDermott, Holtan, Birdman, Johnson and Brandt. Staff present was Senior Planner, Joyce Repya.

**III.   APPROVAL OF MEETING AGENDA**

Member McDermott moved to approve the meeting agenda. Member Birdman seconded the motion. All voted aye. The motion carried.

**IV.    APPROVAL OF THE MINUTES       August 13, 2013**

Member Birdman moved to approve the minutes from the August 13, 2013 meeting. Member Christiaansen seconded the motion. All voted aye. The motion carried.

**V.     COMMUNITY COMMENT – None**

**VI.    REPORTS & RECOMMENDATIONS**

**A.     H-13-6   4621 Arden Avenue – Certificate of Appropriateness (COA)  
          for changes to the street facing façade**

Planner Repya explained that the subject property is located on the east side of the 4600 block of Arden Avenue. The home, constructed in 1927 is identified in the 1980 survey of the district as the only "Cubiform" style in the neighborhood. A detached 2-car garage accessed by a driveway on the north side of the property is located in the southeast corner of the property, 5 feet from the side lot line and 18.3 feet from the rear lot line.

The proposed plan involves:

- Adding a new front entry porch and boxed-bay window projection on the front street facing elevation; and
- A 2-story addition and basement to the rear of the home. The addition will increase the footprint of the home by 497 square feet and project five feet beyond the existing south wall of the home.

The intent of the project is to embrace characteristics of Italian Renaissance, Mission

and Spanish Eclectic design and elaborate upon those elements with the proposed changes.

Changes to the street facing façade include:

- A front entry porch measuring 4' x 8' (32 sf) with square wood columns, a wider entry stoop and a timber-framed, gable end roof.
- A boxed-bay of three double hung windows spaced with wood trim, wider corner trim and a panel trimmed wall finish below the window sills which is shown to the right of the front porch.

Ms. Repya pointed out to the board that since the proposed plans were submitted the bay window has come into question due to the home having a non-conforming front setback that had been overlooked. Houses on either side are set back further than the subject home, thus the required setback must be the average of the two neighboring homes requiring 37.8 feet; yet only a 32 foot setback is provided. Due to the non-conforming front setback, nothing can be constructed to extend beyond the existing front building wall, thus the bay window projecting two feet into the setback would require a variance. Ms. Repya noted that standard procedures for COA requiring a variance is for the COA to first be heard by the HPB; then if conditionally approved pending receipt of a variance, the request would then move to the Planning Commission for consideration of the variance with the recommendation for approval from the HPB.

Completing an explanation of the proposed project, Ms. Repya added that the addition to the rear of the home proposes to continue many of the features introduced on the front façade. Additionally, the project will also include repairing and refreshing the stucco; replacing existing double hung windows; new window sill trim; and installing new roof shingles and wood dentil brackets at the undersides of the existing roof overhangs on the front elevation.

Ms. Repya pointed out that Preservation Consultant Robert Vogel provided an evaluation of the project and has recommended approval; however he was unaware that the bay window did not comply with the setback requirements.

In closing, Ms. Repya advised the board that there are several approaches they could take when considering the COA request. If deemed appropriate, they could approve the COA as presented pending the owners then apply for a variance to allow the bay window projection into the front setback; or the board could approve the COA with the exception of the front window which the applicant could redesign and return to the October 8<sup>th</sup> HPB meeting for consideration of the new window.

Ms. Repya also pointed out that earlier in the day from Kitty O'Dea, 4610 Bruce Avenue submitted an email expressing concerns about the proposal. (Members of the board received a copy of the email.)

Mr. Michael Eckhardt, architect with Archos Architecture & Design, P.A. was present to represent the homeowners.

Member Mellom commented that she found this home with the cubiform design to be unique in the District, and there were elements of the proposal that she liked; however she was glad to hear that the boxed bay window would not work.

Addressing questions regarding the design plan, Mr. Eckhardt explained that the proposal is designed to capture the essence of several architectural styles found in the district (Italian Renaissance, Mission and Spanish Eclectic). The property owners feel that the home is plain and boring, and they hope to add style reminiscent with their former home in California.

Member Sussman observed that there are design elements introduced on the front façade such as dentil brackets, and horizontal sill trim that are not continued on other elevations of the home. Mr. Sussman recognized that some of the elements may be found in the architectural styles inspiring the plan; however by only introducing them on the front, the plan appears incomplete.

Member Christiaansen questioned the standing metal seamed roof on the front porch; commenting that it appeared modern and inconsistent with the other design elements being introduced. She inquired as to whether they had considered an asphalt shingled roof on the front porch.

Mr. Eckhardt responded that metal roofs can be found in the district and he does not believe that it is a modern application, but rather the introduction of an element at a human scale.

Member Sussman informed Mr. Eckhardt that the HPB has had experience in the past with the approval of a metal roof on a front porch. An earlier approval of such a roof was appealed to the City Council, who overturned the approval and ordered the metal roof not be included in the plan. Mr. Sussman added that considering the previous experience with the metal roof, they may want to reconsider its application.

Member Weber commented that it appears design elements have been chosen from 3 historic architectural styles, and wondered if it wouldn't have been better to choose one style. Mr. Eckhardt responded that the elements he has introduced are of one style – Spanish Eclectic.

A brief discussion then ensued regarding the varied design elements introduced with the proposed plan. Member Christiaansen observed that plans at a schematic level are difficult to evaluate; perhaps samples of the materials being used would have been helpful. She added that while new windows, a front entry and shutters make sense with plans for a redesign, the additional design elements cause angst.

Michael Birdman observed that consistency is the key to a successful project, and when reviewing a plan one needs to determine how the elements presented work together.

Member Mellom agreed, pointing out that there are positive elements to the proposal, and she would be willing to move approval subject to the removal of the dentil blocks on the front eave; removal of the horizontal sill trim on the front; and removal of the boxed bay window. Discussing the need for the HPB to review a replacement window if the boxed bay were deleted from the plan, the board suggested that a motion for approval include a provision that the revised front window plan come back to the HPB for consideration at the October 8<sup>th</sup> meeting. Ms. Mellom agreed with the board and offered a motion for approval of COA subject to the removal of the dentil blocks and horizontal sill trim on the front elevation, and a new front window plan presented for consideration at the October 8<sup>th</sup> HPB meeting. Member McDermott seconded the motion. All voted aye. The motion carried.

#### **B. Midcentury Modern Historic Context Study**

Copies of the newly completed context study entitled “Suburban Development in Edina Since 1935: A Historic Context Study” were provided for the HPB to review prior to the meeting. Planner Repya pointed out that the study will assist the HPB in establishing a framework for making consistent, informed decisions about the preservation, protection and use of the city’s modern architecture and landscapes. She added that in light of the fact that a majority of Edina’s built environment falls within the purview of this context study it will serve as an important foundation to guide the preservation of properties built within the midcentury period.

Expressing their impressions of the context study, board members offered the following feedback:

**Chair Moore** – Found the study to be fascinating, and particularly liked the listing of plats or subdivisions created during the period. He suggested that it would be interesting to see the subdivisions imposed on top of the city map.

**Member Mellom** – Found the study to be very thorough; adding that it will be a helpful resource to use as foundation for addressing the suburban development of Edina.

**Member McDermott** – Commented that she didn’t realize that there was such a breadth of home styles built during the context time frame.

**Member Sussman** – Found the study to be well done. He suggested that Appendix B, which is a listing of the subdivisions in chronological order would be useful in an alphabetical format as well. Board members agreed.

**Member Holtan** – Commented that she found the “Age Built” map of the city of page 58 to be very interesting.

**Member Birdman** – Found that the summer tour of West Minneapolis Heights highlighted many of the elements outlined in the context study; adding that the neighborhood will be an interesting area to evaluate with the use of the study.

**Member Christiaansen** – Found the study to be very interesting and a useful tool for the HPB.

Cory Strickland, a representative from Twin Cities Midcentury Modern Facebook having had an opportunity to review the study earlier in the meeting asked about the intent of the study. He pointed out that he is of the opinion that Midcentury Modern is an architecture style, and the period covered in the study encompasses Midcentury Modern, but also Ramblers, Cape Cods, Split-levels, etc.

The board thanked Mr. Strickland for his interest and agreed that Midcentury Modern is indeed one of the architectural styles typical of the time period covered by the context study. However, the term “midcentury modern” is also commonly used as a generic classification for the post WWII era when much of the suburban development occurred.

**Member Weber** - Commented that the purpose of the study includes an evaluation of all the architectural styles constructed during the period; of which Midcentury Modern is one. Member Christiaansen agreed, adding that finding the pure Midcentury Modern style homes will occur on a case-by-case basis, since that style of home is most likely found in every neighborhood of the era.

Following a brief discussion when the board agreed that the context study will be a most helpful planning tool, Member Birdman moved for adoption of the “Suburban Development in Edina Since 1935: A Historic Context Study” Member Mellom seconded the motion. All voted aye. The motion carried.

## **VII. OTHER BUSINESS**

### **A. Plan for City Council Work Session: September 17<sup>th</sup>**

Planner Repya provided the board with a draft agenda for the upcoming September 17<sup>th</sup> work session with the City Council. She explained the purpose of the work session will be to review the 2013 work plan approved by the City Council – providing them with the status of each initiative identified. Ms. Repya added the since the boards and commissions are advisory to the

City Council, the work session provides an opportunity for the board to engage the Council in a conversation regarding identified preservation efforts to insure that the work identified is in sync with the city's preservation goals.

The board then engaged in a discussion of the role preservation should play in Edina's future. Member Weber opined that the activities of the HPB shouldn't just be about houses, but rather focus on all that makes Edina a desirable community – neighborhood appeal, shopping, parks, etc.

Member Holtan asked the student HPB members what they find of value to preserve in the community for residents 20 years from now. Student Member Brandt commented that he finds the city's parks and greenspace to be very important.

Member Birdman added that it is also important to keep an eye on community values that are important to preserve in Edina.

Member Weber agreed pointing out that he attended the public meetings where the results of the recent community survey were released, and he found the results to be positive and enlightening. He then observed that as the HPB looks to the future, it might be helpful to include some questions about the importance of heritage preservation the next time the survey is conducted. The questions could be posed to determine what existing elements in the community will be valuable to the future of the city.

### **B. 2014 Work Plan Proposal**

Planner Repya advised the board that the HPB's proposed 2014 work plan is due to Karen Kurt, Assistant City Manager on September 24<sup>th</sup> in preparation for a meeting of the board and commission chairs with the City Council on October 1<sup>st</sup>. She explained that the items to be included will be those identified in 2013 which have yet to be accomplished, as well as work items which may be identified in the upcoming work session with the City Council.

Ms. Repya also recommended that the following initiatives which had been included on the 2013 work plan be moved to the "Ongoing Responsibilities" section:

- Voluntary Heritage Landmark Designations, and
- Increase Board Member Participation at State & National Preservation Conferences

She also suggested that the initiative to update accessibility to the Cahill School and Grange Hall be postponed until the lifespan of the existing ramping system has been evaluated, so the

replacement takes place when necessary. Board members agreed that those suggested changes made sense.

**VIII. CORRESPONDENCE & PETITIONS - None**

**IX. CHAIR AND BOARD MEMBER COMMENTS**

**Member Sussman** observed that the Edina Historical Society has done an outstanding job of planning and advertising the upcoming Historic House Tour on September 15<sup>th</sup> with several great articles placed in the *Minneapolis Star Tribune*, *Edina Sun Current* and *Edina Magazine*. The articles each included photographs and descriptions of homes with an explanation of their renovation projects. Mr. Sussman added that docents for the tour include volunteers from the League of Women Voters of Edina, Edina Garden Council and the Morningside Women's' Club. The board agreed that the tour will not only celebrate Edina's past in recognition of this Quasquicentennial year, but also provide an excellent showcase of the preservation efforts the homeowners have undertaken to maintain and enhance their homes. Member Sussman then presented a motion to send the Edina Historical Society a letter applauding the excellent planning and marketing undertaken to promote the Historic Housing Tour that celebrates Edina's past and fosters an appreciation for Edina's historic housing stock. Member Mellom seconded the motion. All voted aye. The motion carried.

**Member Mellom** announced that her home at 4506 Arden Avenue will be one of the three homes included on the historic housing tour. She encouraged fellow board members to attend the tour; pointing out that she will have an accordion player serenading the attendees in the back yard as she serves spa water. Board members thanked Ms. Mellom for opening her Country Club District home to the public, and agreed that they looked forward to receiving feedback on the tour at the October meeting.

**X. STAFF COMMENTS**

**Annual Work Session with the City Council** will take place on Tuesday, September 17<sup>th</sup> at 6:00 p.m. in the Community Room at City Hall. Ms. Repya added that attendance at the work session is included when calculating a board member's attendance record. Board members thanked Ms. Repya for the reminder.

**Draft 2014 Work Plans** must be completed by Tuesday, September 24<sup>th</sup>. The City Council will meet with the Chair of all the boards and commissions to discuss their respective plans on Tuesday, October 1<sup>st</sup>. Chair Bob Moore stated that he has the date on his calendar and will report on the City Council's response to the proposed 2014 plan at the October 8<sup>th</sup> HPB meeting.

**XI.    NEXT MEETING DATE                   October 8, 2013**

**XII.    ADJOURNMENT                               8:52 p.m.**

Member McDermott moved for adjournment at 8:52 p.m. Member Mellom seconded the motion. All voted aye. The motion carried.

**Respectfully submitted,**  
*Joyce Repya*